



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00138 Desert Springs Unit Four
Application Type: Major Preliminary
CPC Hearing Date: January 26, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of I-10 and North of Transmountain Road
Acreage: 72.08 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3 (Residential) & R-3A (Residential)
Proposed Zoning: R-3 (Residential) & R-3A (Residential)

Nearest Park: Enchanted Hills Off-Site Park Dedication (0.51 mile)
Nearest School: Canutillo Middle School (1.29 miles)
Park Fees: N/A
Impact Fee: The property is located in the Westside Impact Fee Service Area and is subject to impact fees.

Property Owner: RPW Development, DVEP Land LLC
Applicant: RPW Development, DVEP Land LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) & R-3A (Residential)/ Vacant

South: R-3 (Residential) & R-3A (Residential)/ Vacant

East: R-3 (Residential)/ Vacant

West: R-5/sp (Residential/special contract)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Light Industrial, Mixed-Use and None.

APPLICATION DESCRIPTION

The applicant is proposing to subdivide the 72.08 acres of property into 239 single-family residential lots, a 1.04-acre park, and two hike and bike trails. The proposed development will also include a drainage/open space/wild life corridor within the arroyo. Primary access will be from Enchanted Springs Drive and Resler Drive.

On February 27, 2006, the applicant submitted the project under Sierra Vista Estates Unit One. The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50. The 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 76-foot minor arterial right-of-way instead of a 64-ft collector arterial.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
- To allow a street name to exceed the 13-character limit for Enchanted Springs Drive.

CASE HISTORY

Desert Springs Unit Four is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009. An amendment to the land study was administratively approved on October 21, 2010.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:

The Development Coordinating Committee recommends ***approval*** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and ***approval*** of Desert Springs Unit Four on a **Major Preliminary** basis subject to the following conditions and requirements:

- Desert Springs Unit Four must be filed concurrently with:
 - a. Desert Springs Unit One
 - b. Desert Springs Unit Two
 - c. Enchanted Hills Unit One
 - d. Enchanted Hills Unit Three
- Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

OPEN SPACE ADVISORY BOARD

Recommended approval 4-2-2.

Planning Division Recommendation:

Approval with modifications. In this case, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular

access and pedestrian passage.

Engineering and Construction Management-Land Development:

We have reviewed subject plan recommend **Approval.**

The subdivision is within Flood Zones A2, B and C: Zone A2- "Areas of 100-year flood; base flood elevations and flood hazards determined". Zone B "Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-"Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.

EPDOT:

1. In order to ensure adequate access to the proposed development the following plats are to be recorded prior to or concurrently with the proposed subdivision:

- a. Desert Springs Unit 1
- b. Desert Springs Unit 2
- c. Enchanted Hills Unit 1
- d. Enchanted Hills Unit 3

2. Cross sections of Resler and Enchanted Springs shall continue the hike/bike path treatments previously approved in the Desert Springs and Enchanted Hills Land Studies.

3. The following intersections shall comply with Section 19.15.070.A (Intersections): a. Enchanted Springs at Nearpoint b. Resler at Eagle Vista c. Resler at Frostline

4. Transportation recommends the use of the current street cross sections which include five-foot sidewalks and five-foot parkways.

Notes:

1. Double frontage lots on Enchanted Springs and Resler shall comply with Section 19.23.040 H (Double Frontage Lots)

2. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department:

We have reviewed **Desert Springs #4** a major preliminary plat map; this plat is part of the Desert Springs Land Study (Aka: Transmountain Land Study) which consists of 239 Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site" & a Hike & Bike Trail.**

Please note that this development is vested under the "Old-Old" ordinance at required "Parkland" dedication of one acre of park per every two hundred (200) dwelling units; parkland included with-in this unit does not meet the minimum "Parkland" requirements as required per ordinance however, with-in Desert Spring #5 applicant is dedicating a 1.61 acre park and excess credits from unit #5 will be used to meet the requirements for this unit #4 furthermore, we offer Developer / Engineer the following comments:

1. Parkland calculations as follows:

Desert Springs #4 – Is dedicating a "Park Site" for a total of **1.04-acres**

Desert Springs #5 – Is dedicating a "Park Site" for a total of **1.61-acres**

Total Dedicated Parkland = 2.65-acres

Desert Springs #4 = 239 Units at a rate of One acre / 200 Units requires **1.20-acres**

Desert Springs #5 = 87 Units at a rate of One acre / 200 Units requires **0.44-acres**

Total Required Parkland = 1.64-acres

Dedicated "Parkland" meets & exceeds the minimum requirements by 1.01-acres for both Desert Springs Units 4 & 5

2. Desert Springs #5 needs to be recorded prior to or concurrently with this unit.
3. Clarify if areas noted as "Sloped Open Space" are to remain undisturbed; if disturbed, they shall be restored with landscape & vegetation complete with irrigation system – Place notation
4. Provide "Hike & Bike Trail" acreage separate from the "Drainage / Open Space / Wild Life Corridor".
5. On Hybrid Channel cross section, call out for the 6' high retaining / rock wall along the residential side to be built by Developer as part of the Hike & Bike trail improvements or provide a 6'x12" concrete header along the trail side to prevent disturbance to the landscaped area.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by

this Department.

7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer is to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide concrete sidewalk is required all along the park's frontages
16. Construction of Park improvements need to be coordinated and inspected by Parks Department.
17. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities:

1. EPWU does not object to this request. EPWU has coordinated with the Owner's engineer the provisions for water and sanitary sewer service to the subject subdivision. Sanitary sewer flows from this subdivision will be conveyed to the proposed sanitary sewer system within Desert Springs Unit 1.

2. EPWU requires for Desert Springs Unit 1 to be recorded prior or concurrently with Desert Springs Unit 4.
3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water and sewer service for this subdivision is contingent on the construction and acceptance of the water and sewer mains within Desert Spring Unit 1. Provision of water service for the entire Desert Springs Development requires the extension of the existing 12-inch diameter water main located just north of Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Lane within Desert Spring Unit 1. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.
5. Sanitary sewer service for the entire Desert Springs Development requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.
6. There is a 24-inch water transmission main to be constructed along the proposed extension of Resler Drive. EPWU requests for the Owner to coordinate so that the required water and sewer mains are installed ahead or in parallel with development.
7. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.
8. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water. This main dead-ends approximately 230-feet south of Transmountain Drive.
9. IH-10 and Transmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

El Paso Water Utilities – Stormwater Division:

1. Stormwater drainage facilities that are to be maintained by EPWU shall be encompassed within a designated City-owned property or right-of-way. According to Section 19.16.050 of the subdivision code, public storm sewers shall be accessible for inspection and maintenance by the city. We recommend changing the drainage easements (for storm drain pipe) located within residential lots to drainage right-of-ways.

(The comments below shall be addressed in the improvement plan stage.)

2. The ponding area proposed at Lot 32, Block 28 shown on the plat lacks several structural features, such as an emergency concrete spillway, that are required by the subdivision improvement design standard. Also, the topography on the plat indicates the detention basin sides will exceed the maximum slope.

3. Design of the ponding area shall meet subdivision ordinance requirements for a detention basin. Percolation tests within the proposed pond shall be performed at the time of excavation according to ASTM D 5126 and the reports submitted for review and approval by EPWU Stormwater Engineering. Subsurface soil profiles shall be provided to a minimum of 5' (feet) below the proposed pond invert. Stormwater shall percolate within 72 hours under wet conditions in accordance with Section 11.4.3 of the City of El Paso's Drainage Design Manual (DDM) and Detail 2-2 of the City of El Paso's Design Standards for Construction (DSC). If stormwater does not percolate, the Engineer shall be responsible for designing basin improvements that allow stormwater to percolate within 72 hours.

4. The subdivider proposes a hybrid channel within Desert Springs Unit 4. The hybrid channel will have concrete lined side slopes and an earthen bottom. Although this hybrid channel cross section does not meet any design standard in the subdivision code, EPWU recognizes that the City of El Paso Engineering Department previously requested the design. The Engineer shall provide enough information to prove the hybrid channel will provide for and protect public health, safety, and general welfare as required by section 19.04.030 of the subdivision code.

5. EPWU requests that the Engineer provide a sediment transport model/analysis including the expected amount of scour along the arroyos and channels. Also indicate the expected volume of silt in the proposed drainage basin. In accordance with the Drainage Design Manual, all unprotected channel surfaces shall be engineered to resist erosion, scour, and shear stress.

6. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

7. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at the park site.

El Paso Fire Department:

No comments received.

911:

The 911 District requests that a portion **FROSTLINE PL** be renamed so that the odd/even situation on the same side of the street is eliminated.

(comment has been addressed)

Sun Metro:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services. **Accommodate major roadways for potential public transit services.**

Central Appraisal District

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Canutillo Independent School District:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

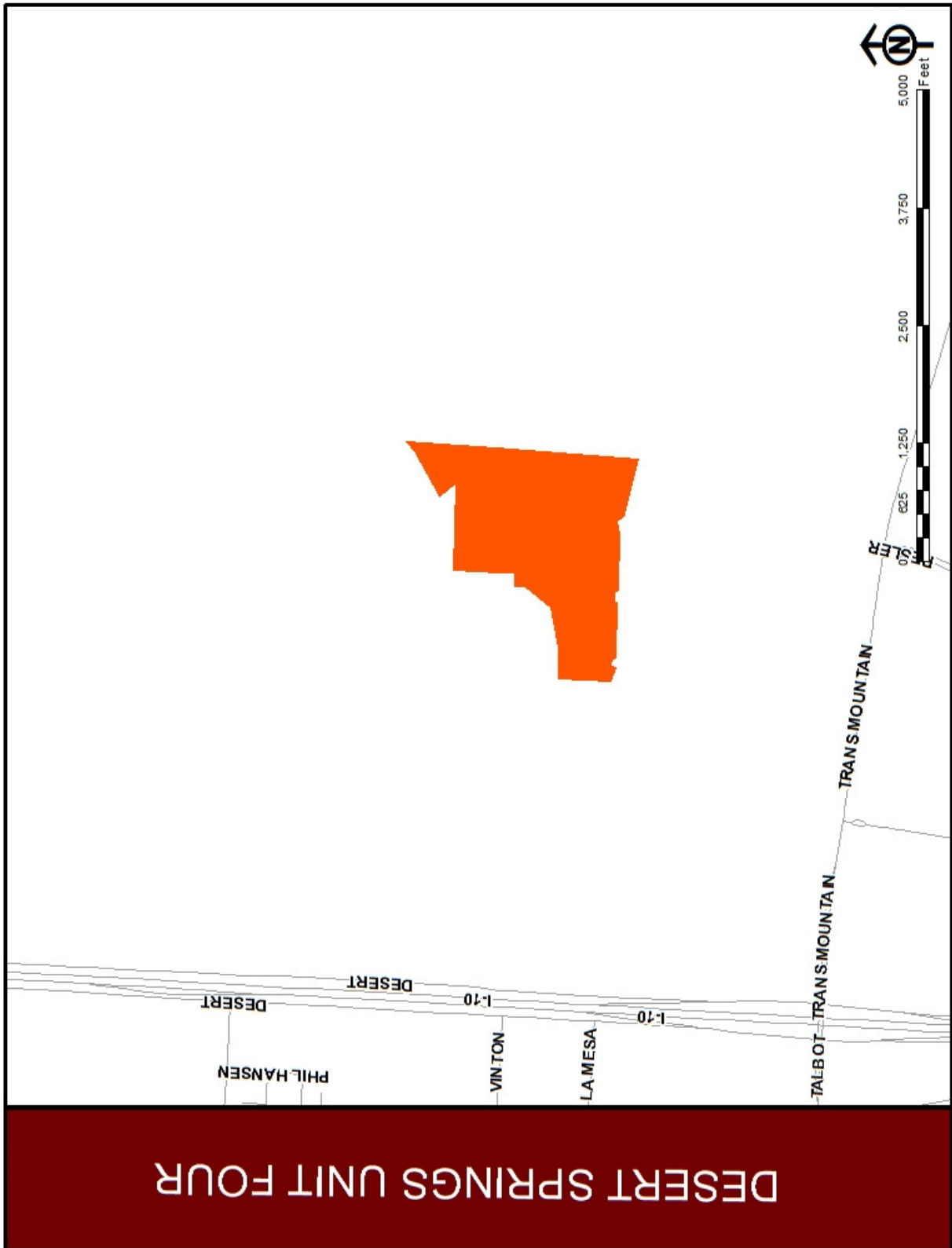
Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

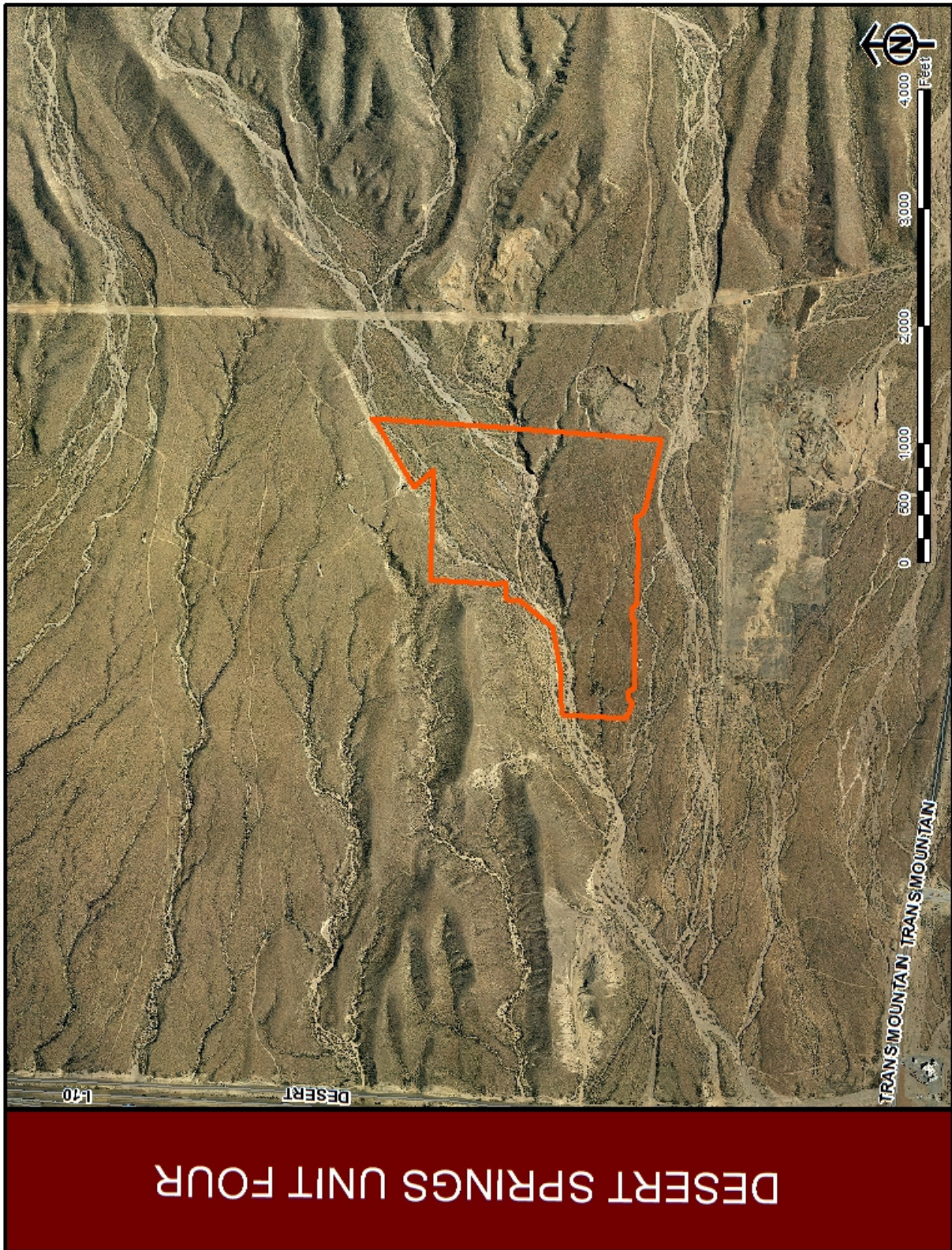
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Cross-sections
5. Modification request
6. Letter from Floodplain Administrator
7. Application

ATTACHMENT 1



ATTACHMENT 2

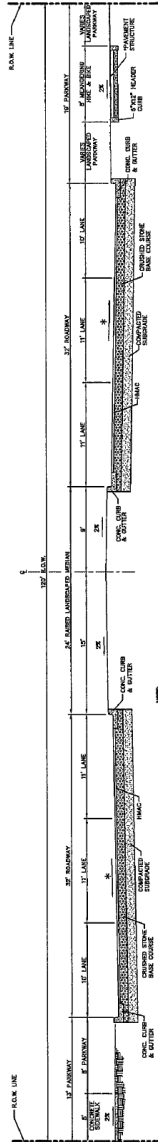


ATTACHMENT 3



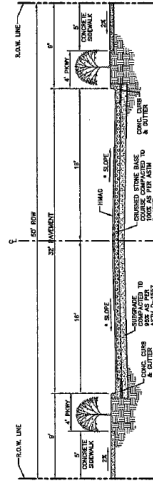
DESERT SPRINGS UNIT FOUR

A PORTION OF NELLIE D. MUNDY SURVEY
No. 243, PARCEL 2, CITY OF EL PASO,
EL PASO COUNTY, TEXAS
52.69 ACRES±
SHEET 2 OF 3



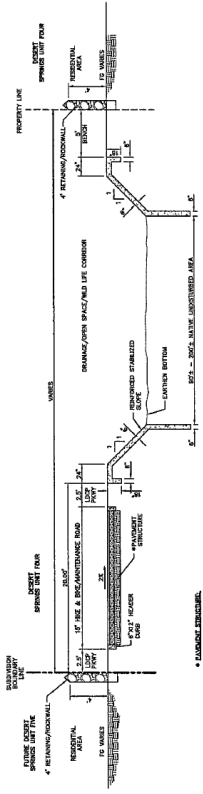
1. (V) STREET TRANSVERSE SLOPE AS SHOWN IN PLAN.
2. SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/ANSI REGULATIONS.
3. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS.
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5. LOCATIONS OF ALL UTILITIES SHALL BE SHOWN IN THE PLAN AND INDICATED BY A UTILITY MARK.
6. LOCATIONS OF ALL UTILITIES SHALL BE SHOWN IN THE PLAN AND INDICATED BY A UTILITY MARK.

TYPICAL 50' ROW STREET SECTION DETAIL
(SEE SHEET 1 OF 3)



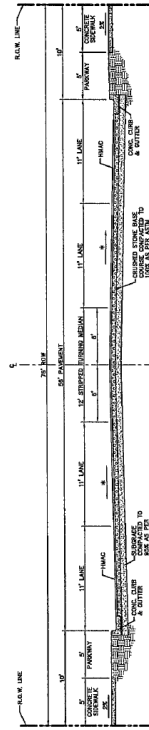
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TYPICAL 50' ROW STREET SECTION DETAIL
(SEE SHEET 1 OF 3)



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TYPICAL 120' ROW STREET SECTION DETAIL
(SEE SHEET 1 OF 3)



1. (V) STREET TRANSVERSE SLOPE AS SHOWN IN PLAN.
2. SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/ANSI REGULATIONS.
3. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS.
4. SHALL COMPLY WITH THE GRADING, UTILITY, AND CITY OF EL PASO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND REGULATIONS.
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6. LOCATIONS OF ALL UTILITIES SHALL BE SHOWN IN THE PLAN AND INDICATED BY A UTILITY MARK.

TYPICAL 75' ROW STREET SECTION DETAIL
(SEE SHEET 1 OF 3)

OWNER
DWP LAND LLC
10000 DWP ROAD, SUITE 102
EL PASO, TEXAS 79901
CONTACT: MR. MARIAL OLIVERA

OWNER
MAY COMPANY
10000 DWP ROAD, SUITE 102
EL PASO, TEXAS 79901
CONTACT: MR. MARIAL OLIVERA

PRELIMINARY
THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS, WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR ROAD AND TRAILWORKS.

ENGINEER
Barraigan Associates
10000 DWP ROAD, SUITE 102
EL PASO, TEXAS 79901
CONTACT: ALAN D. HERRERA, P.E.
(SHEET 2 OF 3)
DATE OF PREPARATION: DECEMBER 2011



ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

December 20, 2011

City of El Paso - Development Services
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Desert Springs Unit Four

Dear Mr. Garcia:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 50' R.O.W. Street

A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 3: 76' R.O.W. Street

A modification to include a seventy-six (76') foot right-of-way width is also requested. The typical seventy-six (76') foot right-of-way shall consist of fifty-six (56') feet of pavement with twenty-eight (28") feet from center, two five (5') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 4: 120' R.O.W. Street

A modification to the right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 5: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

Modification No. 6: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All proposed turning heel's will be designed with the minimum 70 ft distance between the control



point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 7: Street Name: A modification to provide a mutual name and a combination of the two proposed developments in the area, Enchanted Hills Development and Desert Springs Development, the street name to be Enchanted Springs Drive.

Modification No. 8: Improvements To A Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Bluff Creek Street will cross a natural arroyo at two locations, one as a sixty-four (64') foot right-of-way along Flow Path 40 and the second as a fifty (50') foot right-of-way along Flow Path 41. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41. The street crossings occur at strategic locations providing more undisturbed open space by reducing the street crossings. These street improvements are being proposed to cross the arroyos to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Alan Herrera', written over a horizontal line.

Alan D. Herrera, P.E.
Project Engineer

I-2050-013-Id.rg.20dec2011 u4

ADH/adh

ATTACHMENT 6

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS


ENGINEERING AND CONSTRUCTION MANAGEMENT DEPARTMENT



MEMORANDUM

DATE: January 9, 2012

TO: Raul Garcia
Senior Planner

FROM: Alan Shubert P.E. 
City Engineer, Floodplain Administrator

SUBJECT: Desert Springs Unit Four and Five

The City Engineer has made a determination that modification are required to a portion of the arroyo within the proposed Desert Springs Unit Four and Five Subdivisions for the purpose of protecting the health, safety and welfare of the public, and recommends to the City Plan Commission that a modification be granted to the preservation of natural arroyo to allow some improvements provided that all Federal, State and local mandates are followed, and meets the requirements of Chapter 19.16.050 H (Preservation of Natural Arroyos) and permanent provisions for arroyo protection are provided and that any areas impacted by the proposed improvements, be reasonably safe from flooding and said improvements are included within the Subdivision Improvement Plans to be reviewed and approved by the Land Development Section of the Engineering and Construction Management.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson

Engineering and Construction Management Department
2 Civic Center Plaza, 4th floor - El Paso, Texas 79901 - (915) 541-4200

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie A. Mundy Survey No. 244, Parcel 2
City of El Paso, El Paso County, Texas, Containing approximately 72.08 acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>32.00</u>	<u>239</u>	Office		
Duplex			Street & Alley	<u>14.84</u>	<u>12</u>
Apartment			Ponding & Drainage	<u>23.01</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.04</u>	<u>1</u>	Hike/ Bike Trail	<u>1.19</u>	<u>2</u>
School					
Commercial			Total No. Sites	<u>257</u>	
Industrial			Total (Gross) Acreage	<u>72.08</u>	
3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets at Storm sewer infrastructure
Discharging to proposed Hybrid Channel
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception N/A
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record SEE BELOW
(Name & Address) (Zip) (Phone)
12. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

Director of Land and Development

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of record DVEP Land LLC 7910 Gateway East, Ste. 102 79915 915-591-6319
(Name & Address) (Zip) (Phone)

Owner Signature: _____

Director of Land and Development

12. Owner of record RPW Development 7910 Gateway East, Ste. 102 79915 915-591-6319
(Name & Address) (Zip) (Phone)

Owner Signature: _____

Director of Land and Development

